

## \$597,297 - 3520 103 Avenue, Edmonton

MLS® #E4456898

**\$597,297**

6 Bedroom, 3.50 Bathroom, 2,656 sqft

Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

Welcome to this Amazing Custom Built Home along Edmonton's River Valley. This original owner Family home is truly designed for larger families in mind. You can park in the spacious Attached Garage or Driveway in front of it, or you can park in the back Detached Double Garage or back Driveway. Make your way inside and you will find on the main level a huge living room, kitchen, dining room, breakfast nook, family room, Sun room, bedroom, 2-piece bathroom, and laundry room. Make your way upstairs and you will find the primary bedroom with 3-piece ensuite and walk in closet, 2 more bedrooms and another 3-piece bathroom. In the Basement you will find 2 more bedrooms, rec room, games room with full bar area, flex room, cold and warm storage rooms, utility room, and indoor hot tub room with 3-piece bathroom. Outside you will find a great yard with garden and you are only steps away from Edmonton's River Valley walking paths. Close to Golfing, shopping, schools and so much more!!

Built in 1978

### Essential Information

MLS® # E4456898

Price \$597,297

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,656                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 5 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3520 103 Avenue |
| Area        | Edmonton        |
| Subdivision | Rundle Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0A7         |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | On Street Parking, Bar, Intercom, Sunroom, Wet Bar, See Remarks  |
| Parking Spaces | 8                                                                |
| Parking        | 2 Outdoor Stalls, Double Garage Attached, Double Garage Detached |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                    |
| Fireplaces        | Brick Facing                                                                                                                                                           |
| Stories           | 5                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                         |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Metal |
|----------|--------------------|

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, Vegetable Garden, View Downtown |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                       |
| Construction      | Wood, Brick, Metal                                                                                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                     |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 50                  |
| Zoning         | Zone 23             |

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Listing information last updated on October 29th, 2025 at 7:32pm MDT